

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, March 8, 2011
Approved March 22, 2011
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:35 p.m.
2. **Roll Call Present:** Dale Fuller, Steve Wragg, Jonathan Shultz, Michael Casinelli , Yvonne Purdy-Luxton, Janet Mulder, Frank Hewitt, Earl Katzer, Randy White, and Dan Kjonegaard

Absent:

Excused: Dan Neirinckx, Judy Bohlen

Seats 3, 10 and 14 are Vacant awaiting BOS approval.
3. **Motion to approve the Agenda for March 8, 2011 as posted 72 hours before the meeting and the minutes of February 22, 2011 as corrected the spelling of Jonathan Shultz' name. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Frank Hewitt** brought copies of the *Sign on San Diego* article regarding the GPU and the project specific requests of the contested zoning areas.
 - b. **Earl Katzer** questioned location of the white limit line on Jefferson Road, which does not allow enough space to see oncoming traffic. **Michael Casinelli** will contact the project manager of the Olive Vista Road improvements to suggest a change needs to be made.
5. **Reimbursement of P O Box Fees to Michael Casinelli with letter of explanation to Cheryl Jones – Michael Casinelli** paid \$56.00 which USPS Annual fee for box rental. **Dan Kjonegaard moved that we recommend authorization for the County to reimburse Michael the \$56 he paid. Motion carried unanimously.**
6. **GPU Steering Committee Report – Steve Wragg** reported that Dan Neirinckx and he both attended with Dan representing our JDCPG last Friday. Each community planning group chair was present, to hear the staff report which will be presented on March 16, 2011 to the Board of Supervisors. The Staff Report identified 27 major issue areas identified on page 5 of their report. They are classified as **minor**- changes do not conflict with General Plan Update; **moderate** – do not conflict with the General Plan update project objectives, but may result in additional environmental impacts and require more detailed analysis; and **major** – these charges are not supported by the

General Plan Update project objectives as currently drafted and as a result, revisions to the project objectives are assumed, which would mean modifications to the policies and other parts of the draft General Plan Update. **Staff recommends adopting the General Plan as presented but not including any of the 27 major issue areas or 232 project specific requests.**

Supervisors Horn and Roberts want to make sure that the Community Plans do not take precedent or undermine the General Plan. The language of the new policy is : *"Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.* **Steve Wragg** pointed out that the Community Plans contain language to address the specific community characteristics of the area, and the Chairs moved to remove the last sentence, but felt it would still make it consistent with the General Plan. The Supervisors want to make sure that the Community Plans will be consistent with the policies of the General Plan. **Dan Kjonggaard** suggested that the word "undermine" was a poor word to use as it assumes duplicity. **Steve Wragg** recommended that Janet contact **Dan Neirinckx** and get his **"take" on the meeting.**

The following was received from **Dan Neirinckx, in Idaho, as his report on the meeting.** The primary concern by the Steering committee on the DPLU response to the request by Supervisor Roberts was to delete the last sentence of the "New Policy" (Relationship of Community Plans to the General Plan – see above). While DPLU will not be changing the text of the proposed "New Policy" it is believed that DPLU will make comment to the BOS of the Steering Committee's concern. Further more, **the Steering committee passed by unanimous vote the following resolution:**

"For more than 30 years, Community Plans have been an integral part of the County's General Plan - not subordinate to it. During the past 12+ years of developing the General Plan Update, this historic "integral part" status of the Community Plans guided development of the General Plan's language (goals, Policies.

The understanding was that community specific goals and policies would also be required in order to sustain the unique cultural landscape of each of the County's 26 unincorporated communities. The existing Community Plan/General Plan structure was in place and allowed an all-encompassing General Plan Update to be completed through an extensive program of updating and verifying consistency of each community plan.

As has been the case for more than 30 years, any change to these interrelated documents would require approval of a General Plan Amendment by the County Board of Supervisors - not by local planning groups as noted in a concern voiced by Supervisor Cox on 2-9-11.

On February 9th, Supervisor Roberts directed staff to insert an overriding statement into the General Plan that would subordinate Community Plans. This change would overshadow all other policy changes in the General Plan Update. In one step, it will

dismiss 30+ years of County Government's formal recognition of the uniqueness of our unincorporated communities and it will invalidate a basic planning premise on which the General Plan Update is based.

Twelve-plus years of work updating Community Plans and the General Plan will have been wasted because, historically and in this update program, these documents have been designed in a manner that requires both elements to define the County's General Plan for a given property or area.

This plan to subordinate Community Plans would eventually harm every unincorporated community in this County and would signal a unacceptable return to the days when unincorporated communities like Poway, Encinitas, Lemon Grove, and Santee found it necessary to escape from county governance and incorporate in order to retain their unique cultural landscapes."

Steve Wragg reported that **TIF (Traffic Impact Fees)** were also discussed and DPW gave an update as to where they are in their study.

7. **P10-032 – ATT Dulzura Wireless Communication Facility 18290 Madre Grande Road, Dulzura – Johnson Family Trust – Yvonne Purdy- Luxton** pointed out that **Jim Kennedy and Alia Kanani-Sumpter** came to us several months ago with a plan and we suggested that they redesign it utilizing a water tower and barn style equipment shed. They came back with a plan tonight and presented it to us. Suggestions from the Planning Group were presented including the conditions on our recommendation stating that if they could not hide the microwave equipment then they needed to return to us. They presented photo sims to show the new water tower and the barn-type equipment shelter which conforms to County noise standards, and they have enclosed the air conditioning units with a concrete masonry wall, even though the building would have passed the County noise standards without the wall. **Dan Kjonggaard** still suggested sound-deadening material affixed to the interior of the wall because the air conditioning unit makes a lot of sound when they kick on and would be disturbing to the surrounding area, as it is very quiet. **Jim Kennedy** pointed out that there are few homes in the area and a masonry wall surrounds it, and he questioned the need for the sound deadening material, but would go along with the Planning Group's recommendation. **Frank Hewitt moved that we recommend approval of the project as presented with the addition of the sound deadening materials in the interior of the masonry wall surrounding the air conditioning unit with the proviso that if this is completed, there is no need to return to the JDCPG for further approval. Motion carried unanimously.**
8. **MUP11-004 ATT Cell Site 15370 Lyons Valley Rd, Chris Buckel owner – Dan Kjonggaard** met with **Alia Kanani-Sumpter**, representing **AT&T** on the site. This site is southeast of the palm trees on the top of the ridge to the south, when you are coming up Skyline heading east. The two faux trees are 18 feet and 28 feet in height, the shorter one is 44 feet south of the equipment building and the taller one will be on the north side, adjacent to the building, which is 12 x 20 foot in size. Only a portion of the 18-foot tree can be seen from Skyline, but more of the site will be seen from Westbound Skyline Truck Trail. Dan pointed out that Verizon's proposed site is about a half-mile south of this site on the same ridge, and at Dan's suggestion, Alia has been in contact with Verizon but that location would not get the coverage that this proposed AT&T site would get. Dan suggested that a faux water tank would be better than faux trees and that the wall needs to extend around the air conditioning unit with sound deadening materials.

Alia said that the County has also suggested a faux water tank; AT&T had begun a revision to their plans to incorporate the suggested changes. Alia then presented the revised water tank design which they have not submitted to the County yet, but are soliciting our comments on this new design. The proposed water tank is 45 feet high; by increasing the height they get the same area coverage while containing all of the antennas in one location rather than the two faux trees. The base of the faux water tank would be placed below the crest of the hill, which would mean that the top of the tank would not extend the full 45 feet above the highest elevation of the ridge. The ground is already cleared, minimizing environmental concerns. **Dan Kjonogaard moved that we recommend approval of the concept as proposed on AT&T's revised drawings to be submitted to the County. In addition, the drawings need to include ground elevations, allowing us to determine true elevation of the tank on the property; to extend the wall around the air conditioning units in height to exceed the air conditioning units by one foot, and further that the wall be extended on the south side to totally enclose the air conditioning units; and that the interior of said wall have sound deadening material added. Motion carried unanimously**

9. **GENERAL PLAN UPDATE – Dan Neirinckx was absent so this item is postponed until the next meeting.**
10. **Jamul Indian Village Casino – Randy White** reported that rumor has it that someone wants to build a gas station, liquor store and AM/PM on the Indian Village property.
11. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**
 - a. **Michael Casinelli** reported that Traffic Advisory Committee Meeting had noting in our area.
 - b. **Letter from Boulevard Planning Group** – urging our Planning Group to support the staff recommended General Plan Update maps.
 - c. **Letter from Valle de Oro Community Planning Group** regarding Supervisor Roberts' attempt to subordinate Community Plans.

Adjournment: Michael Casinelli, Chair, adjourned the meeting 9:07 PM, reminding us that the next regular meeting is **March 22, 2011 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary

Meeting minutes and agendas can be accessed at
<http://www.sdcountry.ca.gov/dplu/CommunityGroups.html>.